

**Town of Clarence  
Planning and Zoning**

# Memo

**To:** Town Board Members

**From:** James B Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** March 31, 2017

**Re:** April 5, 2017 Town Board Meeting

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**Following is a review/analysis of the items listed on the April 5, 2017 Town Board Meeting:**

**FORMAL AGENDA ITEMS:**

**1. BRETT VOGEL, 8670 COUNTY ROAD.**

**Location:** North side of County Road, east of Green Acres Road.

**Description/History:** Existing barn located in the Agriculture Rural Residential Zone.

**Proposal:** Applicant is proposing to operate a farm market and café

**Comprehensive Plan:** area identified in an agricultural zone.

**Reason for Town Board Action:** As the initial proposed start-up operation will include local products not produced on site, the proposal may only be considered via a Temporary Conditional Permit.

**Issues:** A public hearing will need to be scheduled to consider the Temporary Conditional Permit.

**WORK SESSION ITEMS:**

**1. MATTHEW MOYER, SOUTHEAST CORNER OF GOODRICH ROAD AND LAPP ROAD**

**Location:** Southeast corner of Goodrich Road and Lapp Road.

**Description/History:** Existing vacant property consisting of 25 +/- acres in the Agriculture Rural Residential Zone.

**Proposal:** Applicant is seeking approval to subdivide the property to create 7 +/- building lots.

**Comprehensive Plan:** Area identified in an agricultural classification.

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board has the opportunity to review Major Subdivisions prior to formal review.

**Issues:** Frontage and unsewered (unplanned) lots in the agricultural zone. Referral to the Planning Board would initiate a formal review of the proposal.